

Sec. 1. Enacting Clause

Sec. 2. Purpose.

The Zoning Regulations and the Districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and for the protection and preservation of places and areas of historical and cultural importance and significance, or for the general welfare of the City. They have been designed to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of the yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for business, residence and other purposes; and in the case of designated places and areas of historical and cultural importance, to regulate and restrict the construction, alteration, reconstruction or razing of buildings and other structures.

Sec. 8. Use of land and buildings

A--Schedule of Permitted Uses District

TABLE INSET:

TYPE USE	SF-A	SF-B	2F-C	MF-D	P	O-1	B-1	B-2	B-3
	Single-Family District A	Single-Family District B	Two-Family District C	Multiple-Family District D	Parking District	Office District	Business District 1	Business District 2	Business District 3
<i>Multiple-family dwelling</i> 35 ft. in height or under <i>(apartment) over 2 story</i>				•		•	•	•	•
<i>Multiple-family dwelling</i> Over 35 ft. in height <i>(apartment) over 2 story</i>				S					

Sec. 11 Height regulations.

- (a) No building shall be erected, altered or converted or any use permitted in the District in which it is located to exceed the maximum height regulations for the District as provided in the following:
- (1) In the following zoning districts the maximum height of buildings and structures shall be:

TABLE INSET:

District	Maximum Height
SF-A	2 1/2 Stories not to exceed 35 feet except as noted in Paragraph 2(a) following (see Ordinance No. 1685 Single Family Residential Development Standards)
SF-B	2 1/2 Stories not to exceed 35 feet except as noted in Paragraph 2(a) following (see Ordinance No. 1685 Single Family Residential Development Standards)
2F-C	2 1/2 Stories not to exceed 35 feet except as noted in Paragraph 2(a) following 35 ft. to the top of ridge of sloped roofed structure as noted in Paragraph 2(a) 30 ft to the top of parapet of a flat roofed structure as noted in Paragraph 2(a)
MF-D	2 1/2 Stories not to exceed 35 feet except as noted in Paragraph 2(a) following 35 ft. to the top of ridge of sloped roofed structure as noted in Paragraph 2(a) 30 ft to the top of parapet of a flat roofed structure as noted in Paragraph 2(a)
P	1 Story
B-1	3 Stories not Not to exceed 40 feet except as noted in Paragraph 2(b) following
B-2	3 Stories not Not to exceed 40 feet except as noted in Paragraph 2(b) following
B-3	3 Stories not Not to exceed 40 feet except as noted in Paragraph 2(b) following

(2) *Special height regulations.*

- (a) ~~In the SF-A, SF-B, 2F-C, MF-D and P Districts, permitted institutions such as schools and churches, may be erected to exceed the permitted height limit two and one-half (2 1/2) stories when set back from all property lines a distance equal to twice the height of the building.~~

Height shall be measured by the following methods for structures located in MultiFamily Zoning Districts:

1. For lots that slope less than ten percent (10%) upward or downward from the front property line to the rear property line, height is defined as the measurement from the average of the highest and lowest existing ground elevation points around the structure's entire foundation.
 2. For lots that slope ten percent (10%) or more upward or downward from the front property line to the rear property line, height is defined as the measurement from and along the existing continuous grade with no wall exceeding the permitted height at any point within the lot.
 3. In measuring the height of a building, the following uses shall be excluded to the extent of eight (8) feet of additional height: chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, ornamental cupolas, domes or spires, and parapet walls.
- (b) ~~In the O-1, B-1, B-2 and B-3 Districts and in the MF-D District, a permitted apartment building~~ mixed use project or hotel may be erected to a height exceeding the height limitations set out above in this section only upon prior specific approval and authorization by the city council. A mixed use project is defined as a structure providing a minimum of 75% percent of the ground floor area dedicated to retail or food establishment uses with the remaining floor areas providing housing or business related uses.
- (c) The provisions of this section applicable to MF-D shall also apply in the O-1 Office District (Ord. No. 584, 1-13-69; Ord. No. 667, 12-11-70; Ord. No. 954, 8-13-79; Ord. No. 1064, 12-12-83)

Sec. 12. Off-street parking and loading requirements

- (1) Residential off-street parking requirements in the following zoning districts. The minimum number of off-street parking spaces provided for residential uses shall be:

TABLE INSET:

District	
SF-A	Two (2) <u>covered</u> spaces for each dwelling unit.
SF-B	Two (2) <u>covered</u> spaces for each dwelling unit.
2F-C	Two (2) spaces for each dwelling unit, one of which <u>may be uncovered must be covered</u>
MF-D	Two (2) spaces for each dwelling unit, one of which <u>may be uncovered must be covered; and for structures with 3-units, or more, an additional 0.33 guest parking spaces (calculated by rounding up) per dwelling unit which shall be dedicated as separate guest parking on the site and shall not be located in the front yard setback area; guest parking shall have a minimum stall dimension of 17 ft. x 8 ft.</u>
O-1	Two (2) spaces for each dwelling unit, one of which may be uncovered.
B-1	Two (2) spaces for each dwelling unit, one of which may be uncovered.
B-2	Two (2) spaces for each dwelling unit, one of which may be uncovered.

Sec. 13. Specific Use Permits

(A) The City Council of the City of Alamo Heights, Texas, after public hearing with proper notice to all parties affected, and after recommendation from the City Planning and Zoning Commission, may authorize for specific areas, the issuance of Specific Use Permits for the following types of uses in only those Districts specified for such use as follows:

- (1) ~~Multiple Family Dwelling over 2 1/2 stories in height in the MF-D District.~~ Reserved.

Sec. 20. Definitions.

Certain words in this ordinance not heretofore defined are defined herein as follows:

(A) Words used in the present tense include the future; words in the singular number include the plural number and words in the plural number include the singular number; the word "building" includes the word "structure;" the word "lot" includes the words "plot" or "tract;" the word "shall" is mandatory and not discretionary.

(23) *Height.* The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs, or, (3) to the mean height level between eaves and ridges for hip and gable roofs.

~~(39) *Story, Half.* A story having an average height of not more than eight (8) feet, covering a floor area of not more than seventy-five (75) percent of the area of the floor of the first story below.~~ Reserved.